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NO TRANSFER
TAX PAID

EASEMENT DEED
(Joint Tenancy - Statutory Short Form)
027327

Lee Rankin, whose mailing address is P.O. Box 845, Jackman, Maine 04945 for consideration paid, grant to **Lee Rankin** and **Wendy Lumbert**, whose mailing address is P.O. Box 845, Jackman, Maine 04945 as **joint tenants** with Warranty Covenants, a right of way for the purpose of ingress and egress, an easement to park cars and other vehicles and a utility easement over, under and on a certain lot or parcel of land situated on the easterly side of Boothby Street, originally Tallouse Street and later Nash Street, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a monument found in the easterly right of way line of Boothby Street at the northwesterly corner of land conveyed to Lee Rankin and Wendy Lumbert (hereinafter "Rankin and Lumbert"), the grantees herein, by deed dated November 10, 1999 and recorded in the Kennebec County Registry of Deeds (hereinafter "the Kennebec Registry") Book 6098, Page 207 and at the southwesterly corner of the land conveyed to Lee Rankin (hereinafter "Rankin"), the grantor herein, by deed dated October 18, 2001 and recorded in the Kennebec Registry Book 6666, Page 49; thence by the following courses and distances, to wit:

1. North twenty-nine degrees, thirty-nine minutes, forty-one seconds East (N 29° 39' 41" E) along the easterly right of way line of Boothby Street, a distance of Twelve and 00/100ths (12.00) feet to an iron rod set for a corner; thence
2. South sixty degrees, forty-one minutes, two seconds East (S 60° 41' 02" E) across the land owned by Rankin a distance of sixty-nine and 69/100ths (69.69) feet to an iron rod set; thence
3. Continuing south sixty degrees, forty-one minutes, two seconds East (S 60° 41' 02" E) across the land owned by Rankin a distance of ten and 00/100ths (10.00) feet to the easterly line of the land conveyed to Thomas A. Tilton et al. by deed dated April, 1991 and recorded in Kennebec Registry Book 3896, Page 332; thence
4. South twenty-eight degrees, fifty-three minutes, thirty-two seconds West (S 28° 53' 32" W) along the westerly line of the land owned by Thomas A. Tilton et al., a distance of twelve and 00/100ths (12.00) feet to a monument found on said line at the northeasterly corner of land owned by Rankin and Lumbert, the grantees herein, and the southeasterly corner of the land owned by Rankin, the grantor herein; thence

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5. North sixty degrees, forty-one minutes, two seconds West (N 60° 41' 02" W) along the northerly line of the land owned by Rankin and Lumbert a distance of seventy-nine and 86/100ths (79.86) feet to the monument found at the point of beginning.

The above described parcel of land is to be burdened by a right of way for the purpose of ingress and egress, an easement to park cars and other vehicles and a utility easement over, under and on said parcel, to the benefit of the land owned by Rankin and Lumbert immediately south of said parcel. Said easements are to be exclusive to the grantees and not in common with the grantor and are to be appurtenant to the land of Rankin and Lumbert.

The above described parcel of land contains nine hundred fifty-seven (957) square feet. The bearings and distances called in the above description are derived survey work performed in July 2002 for Lee Rankin and Wendy Lumbert by K & K Land Surveyors, Inc. All iron rods called as "set" in the foregoing description are one-half (1/2) inch rebar, capped and labeled "K & K Land Surveyors, Inc. #1132".

For Grantors source of title see deed from C.E. Venture to Lee Rankin dated October 18, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6666, Page 49.

Witness my hand and seal this 18th day of August, 2002.

[Signature]
Witness


[Signature]
Lee Rankin

State of Maine
Kennebec, ss.

August 18, 2002

Personally appeared the above named Lee Rankin and acknowledged the foregoing instrument to be his free act and deed.

Before me,
[Signature]
Notary Public

 **MICHAEL F. PHILLIPS, JR.**
Notary Public, State of Maine
My Commission Expires May 31, 2009
RECEIVED KENNEBEC SS.
2002 AUG 26 PM 9:00

Printed Name _____
My Com. Exp.: _____

ATTEST: [Signature]
REGISTER OF DEEDS